



**Southcote Barn Southend Lane**  
**Newent GL18 1JD**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Southcote Barn Southend Lane

## Newent GL18 1JD

Guide Price £895,000

**A MAGNIFICENT GRADE II LISTED BARN CONVERSION STANDING AT OVER 3300 SQ FT having been SYMPATHETICALLY RESTORED AND UPGRADED to include STATE OF THE ART HOME OFFICE, STUNNING NEW KITCHEN and CINEMA ROOM, 10 GB NETWORK with HARD-WIRED NETWORK POINTS, TRIPLE CAR PORT plus AMPLE PARKING. A RARE OPPORTUNITY to acquire a SPECIAL CHARACTER PROPERTY in A LOVELY EDGE OF TOWN LOCATION.**

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



The property is accessed via a stable door into:

### ENTRANCE HALL

Karndean flooring, radiator, thumb latch door into:

### STUDY / GYM

13'3 x 6'7 (4.04m x 2.01m)

Karndean flooring, inset spotlighting, front aspect frosted window. Thumb latch door from the hall into:

### KITCHEN / BREAKFAST ROOM

19'2 x 8'0 (5.84m x 2.44m)

Stunning contemporary kitchen with central island, Belfast sink, Quooker tap, integrated appliances to include Rangemaster oven (negotiable), space for American fridge / freezer, dishwasher, quartz worktops and splashbacks, Amtico commercial grade flooring, bespoke curved window seating area, exposed timberwork, inset spotlighting, front and side aspect windows. Opening and step down into:

### UTILITY ROOM

17'9 x 8'6 (5.41m x 2.59m)

Built-in units with wooden worktops, Belfast sink with mixer tap, plumbing for washing machine, Victorian style tiled flooring, exposed beams, consumer unit, radiator, inset spotlighting, oil-fired boiler (Worcester), rear window and stable door to the rear. Door to:

### CLOAKROOM

Toilet, wash hand basin with mixer tap, Victorian tiled flooring, radiator, ample room for a shower cubicle, rear aspect frosted window.

FROM THE KITCHEN / BREAKFAST ROOM, GLAZED FRENCH DOORS LEAD INTO:

### FAMILY / DINING HALL

30'5 x 20'11 maximum (9.27m x 6.38m maximum)

Stunning full height vaulted ceiling with exposed timber work, Amtico commercial grade flooring, Victorian style radiators, exposed stonework, turning staircase leading off, front aspect full height windows with double opening French doors to parking area, rear aspect windows and doors leading to patio and gardens. Door to:

### SITTING ROOM

20'0 x 18'5 maximum (6.10m x 5.61m maximum)

Brick and tiled fireplace with inset cast iron log burner, range of built-in storage units, three radiators, exposed beamwork, front and side aspect windows, half glazed stable door to the rear patio and courtyard area.







## CINEMA ROOM

**18'6 x 13'7 (5.64m x 4.14m)**

Steps from the dining / family room lead down into the cinema room where there are two radiators, exposed stone work, feature arrow slits, rear aspect windows overlooking the lawns.

FROM THE DINING / FAMILY ROOM, STAIRS LEAD TO THE FIRST FLOOR.

## LANDING

Vaulted ceiling, exposed beamwork, radiators, two storage cupboards, access to roof space, side aspect window. The current owners have integrated an air circulation to the first floor to control humidity.

## MASTER BEDROOM

**19'11 x 19'7 max (6.07m x 5.97m max)**

Built-in wardrobes, exposed ceiling and wall beamwork, two radiators, side and rear windows. Thumb latch door to:

## EN-SUITE SHOWER ROOM

Double corner shower cubicle with inset overhead Mira shower system, WC, vanity sink with mixer tap, Victorian style heated towel rail, exposed beams, spotlighting, front aspect frosted window.

## BEDROOM 2

**12'6 x 9'9 (3.81m x 2.97m)**

Exposed beams, radiator, one front aspect window.

## BEDROOM 3

**12'9 x 8'7 maximum (3.89m x 2.62m maximum)**

Exposed beams, radiator, two front aspect windows.

## BEDROOM 4

**9'11 x 9'9 (3.02m x 2.97m)**

Exposed beams, radiator, side aspect window.

## BATHROOM

Walk through exposed timbers, claw bath with mixer tap and shower attachment, WC, wash hand basin, walk-in double shower cubicle accessed via sliding glazed screen with inset Mira shower system, radiator, rear aspect roof light, side aspect frosted window with extractor fan and spotlighting.

## OUTSIDE

To the front of the property, a gated approach leads to the enclosed front driveway / courtyard area enclosed by stone walling with raised beds planted with flowers, trees, shrubs and bushes. There is a Cotswold stone gravelled parking and turning area with TRIPLE CAR PORT (23'6 x 14'0) and canopy area over front door, outside lighting and water tap, power points.

To the side of the property, from the lounge area, there is an enclosed courtyard area with recently laid flagstone patio. The current vendors have also added a home office within the gardens.





### GARDEN OFFICE

9'10" x 9'10" overall, 8'10" x 8'10" internally (3m x 3m overall, 2.7m x 2.7m internally)

The office is accessed via aluminium sliding doors with full height window. The building is fully powered and networked with under floor air conditioning system, inset spotlighting. The office is aluminium framed with Western Red Cedar cladding and was installed in August 2024 and has a long guarantee (to be confirmed).

The rest of the gardens have a gravelled seating area, large patio area, pedestrian side gate and additional vehicular access via wooden double gates where there are two extra parking spaces.

### BRICK-BUILT WORKSHOP

18'6 x 17'6 (5.64m x 5.33m)

Power and lighting, two windows.

The beautiful mature gardens comprise of manicured lawns, clipped hedges and well tended borders. At the bottom of the garden, there is a further patio area with four planters, all enclosed by stone and brick walling. The total plot approaches one third of an acre.

### SERVICES

Mains water (fitted with water softener), electricity and septic tank. Oil-fired heating.

### MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

The vendor has advised that they have fibre broadband available at the property via Starlink and have speeds of approximately 300 Mbps.

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: F  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos.  
GL16 8HG.

### TENURE

Freehold.







## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

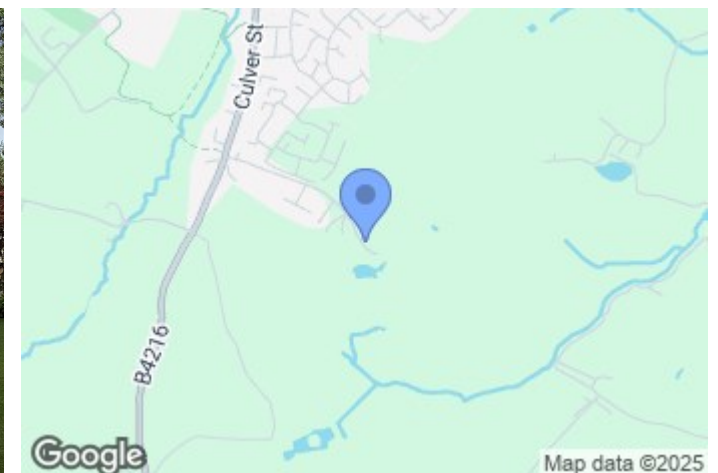
From our Newent office, proceed along the B4216 (Culver Street) towards Huntley turning left after a short distance onto Southend Lane. Continue along this lane and the property can be found on your right hand side towards the end of the lane.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

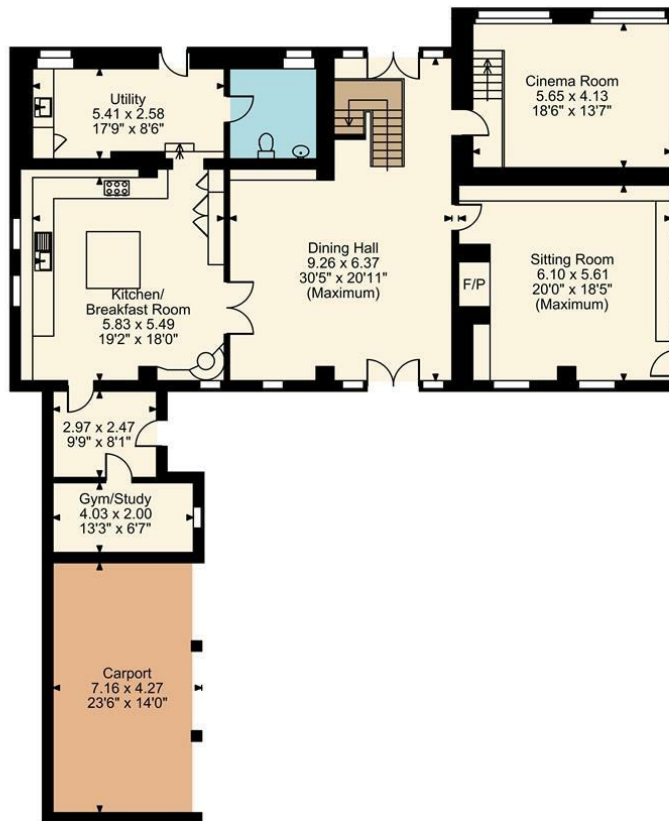
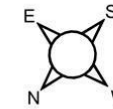
## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

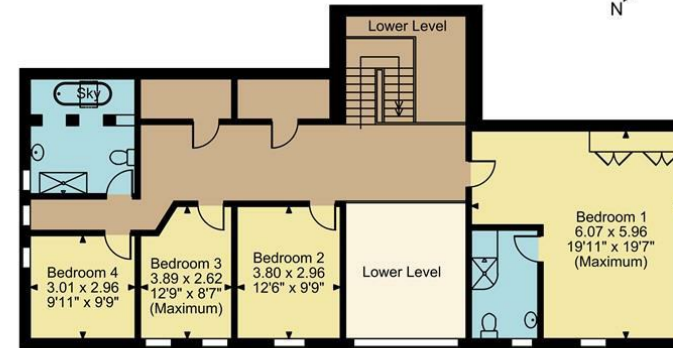




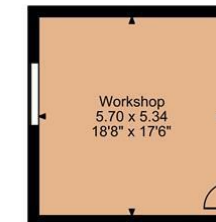
Southcote Barn, Southend Lane, Newent  
 Approximate Gross Internal Floor Area  
 Main House = 3235 Sq Ft/301 Sq M  
 Carport = 334 Sq Ft/31Sq M  
 Garden Store/Workshop = 328 Sq Ft/30 Sq M  
 Total = 3897 Sq Ft/362 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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#### MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	







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